



**6 Sheridan House Sheridan Court, High Wycombe, HP12 4SF**

Guide Price **£279,950**

# 6 Sheridan House Sheridan Court

High Wycombe, High Wycombe

- A Stunning Modern Two Bedroom Two Bathroom First Floor Apartment
- Gas Central Heating To Radiators And Double Glazed Windows, Juliet Balcony
- Large Modern Fitted Kitchen Including Appliances, Open Plan To Lounge
- Modern Fitted Family Bathroom And En-Suite Shower Room
- A Small Popular Development Close To M40 Motorway And Handy X Hub
- Immaculate Order, A Real Turn Key Property, Well Cared For Communal Gardens
- Allocated Parking, Long Remaining Lease, Secure Entryphone System
- Early Viewing Advised As These Apartments Are Always Popular

Situated just a stones throw from a variety of local shops which provide provision for most day-to-day needs as well as being just a short distance from major supermarkets, department store, restaurants and cinema. The M40 motorway is within less than a 5 minute drive and the town centre with a wide variety of shopping facilities and railway station is under two miles away.

Council Tax band: C

Tenure: Leasehold; 107 Years remaining: Service Charge; £1637.00 Per annum: Ground Rent; £250.00 Per annum

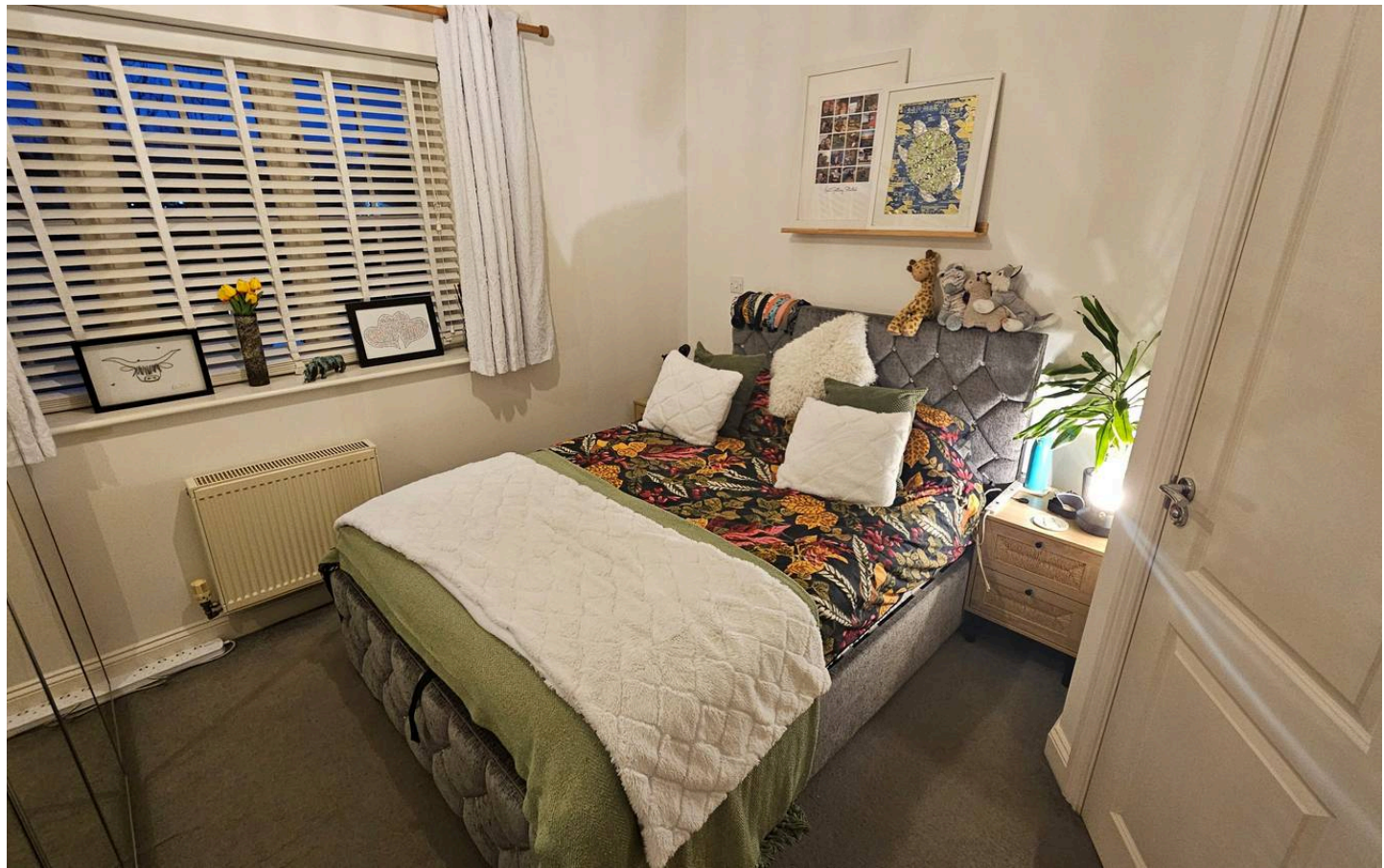
EPC Energy Efficiency Rating: B



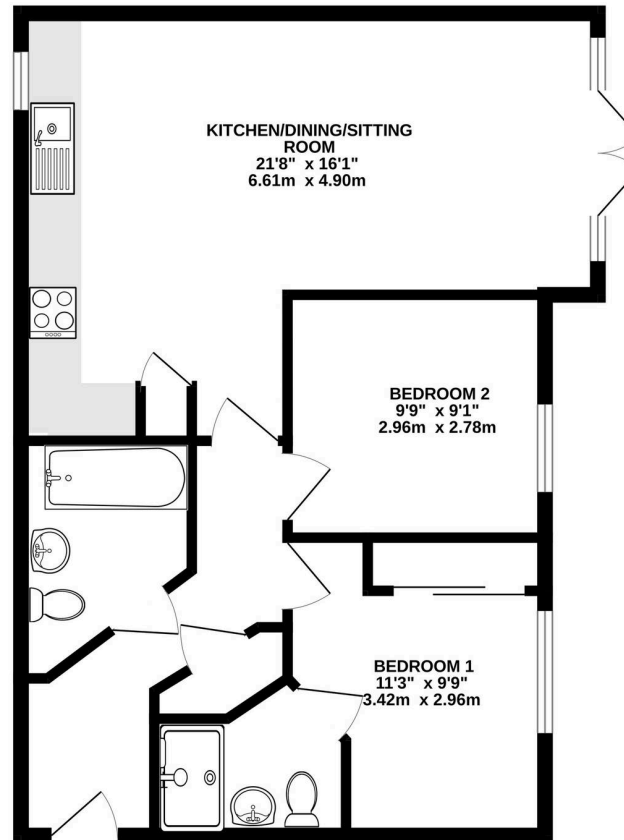
## 6 Sheridan House Sheridan Court

High Wycombe, High Wycombe

This stunning modern two bedroom, two bathroom first floor apartment presents an exceptional opportunity for those seeking contemporary living in a highly convenient location. Situated within a small and popular development close to the M40 motorway and Handy X Hub, the property offers excellent access to transport links and local amenities. The apartment is immaculately presented throughout, making it a true turn key home. Upon entering, you are greeted by a welcoming hallway that leads to a spacious open plan lounge and dining area, which benefits from a Juliet balcony and an abundance of natural light. The large modern fitted kitchen is seamlessly integrated with the living space and comes complete with high quality appliances, offering both style and practicality for every-day living or entertaining. The master bedroom features a modern en-suite shower room, while the second double bedroom is served by a beautifully appointed family bathroom. Both bedrooms are generously sized and benefit from double glazed windows and gas central heating to radiators, ensuring comfort throughout the year. Additional features include a secure entryphone system, allocated parking for residents, and a long remaining lease. The well cared for communal areas reflect the overall standard of the development and add to the sense of community within the building. Offered with no upper chain, this property is ideal for professionals, first time buyers, or investors alike, and early viewing is highly recommended.



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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